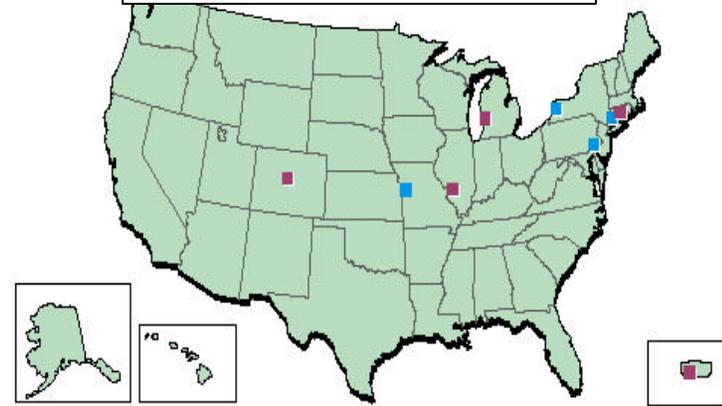


RCRA Brownfields Prevention Initiative Pilot Project Summary

Matthew R. Hoagland
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EPA Region I - New England

October 2001

RCRA Pilot Projects



Four in 1st Round
Five in 2nd Round

RCRA Brownfields Prevention Initiative

- Purpose of the RCRA Brownfields Pilots...
 - ▶ Showcase successes that can help engender future innovations for cleanup and redevelopment at RCRA sites.
 - ▶ Emphasize flexibility while continuing to ensure protection of human health and environment.

RCRA Brownfields Prevention Initiative

- Purpose of this presentation--very briefly describe...
 - ▶ sites,
 - ▶ pilot accomplishments or plans,
 - ▶ future perspectives,
 - ▶ EPA contacts,
 - ▶ overall thoughts from the efforts to date.

RCRA Brownfields Pilots

1st Round

- Initiated four RCRA Brownfields pilot projects in spring of 2000...
 - ▶ **Bethlehem Steel, Lackawanna, NY**
 - ▶ **Blue Valley, Kansas City, MO**
 - ▶ **CBS/Viacom, Bridgeport, CT**
 - ▶ **PECO Energy, Chester, PA**

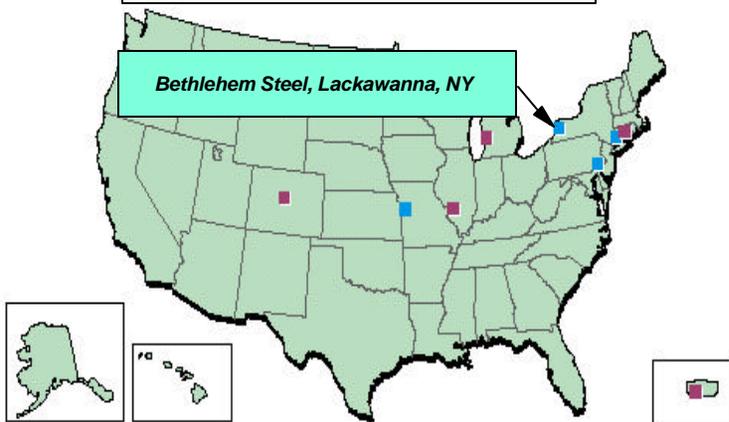
RCRA Brownfields Pilots

2nd Round

- EPA recently announced five additional pilots...
 - ▶ **Safety-Kleen: Muskegon Heights, MI**
 - ▶ **BP Refinery: Wood River IL**
 - ▶ **Union Carbide Caribe: Infrastructure Financing Authority, Puerto Rico**
 - ▶ **Milt Adams: Commerce City, CO**
 - ▶ **Pharmacia & Upjohn: North Haven, CT**

RCRA Pilot Projects

Bethlehem Steel, Lackawanna, NY



Bethlehem Steel, Lackawanna, NY

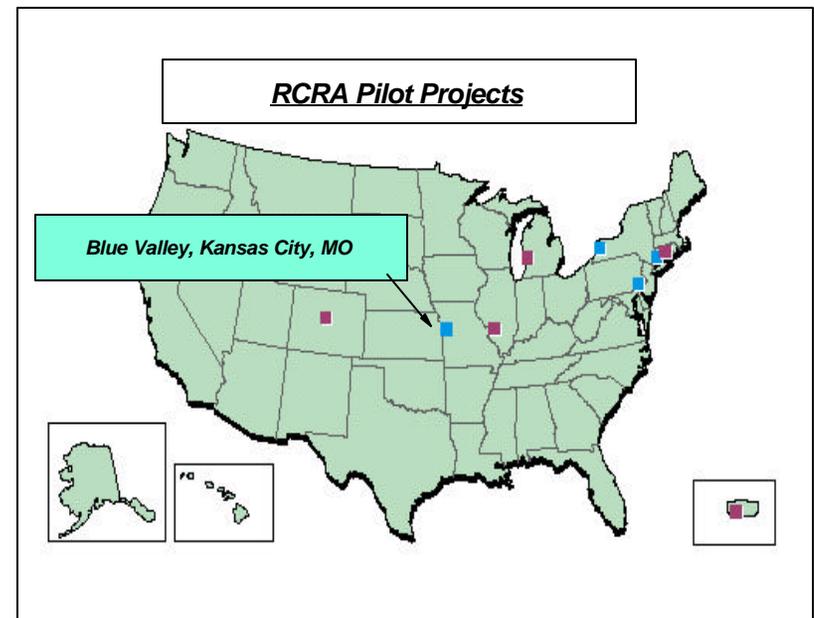
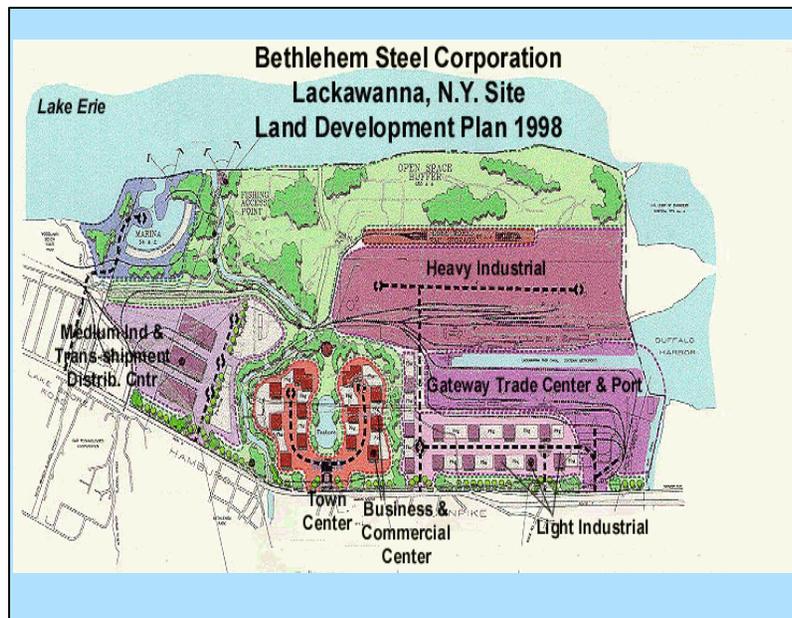


RCRA Brownfields Pilots

1st Round

■ **Bethlehem Steel, Lackawanna, NY**

- ▶ 2000 acre former integrated steel mill with multiple planned reuses, including greenspace.
- ▶ Pilot succeeded in:
 - removing a parcel of the site from the Corrective Action investigation order to encourage cleanup and redevelopment, and
 - serving as a focal point for launching a community-wide land use and redevelopment dialogue.
- ▶ Intended future use: - Build a light industrial park.
- ▶ EPA contact: - Tom Rinehart (202-260-4894)



RCRA Brownfields Pilots

1st Round

■ **Blue Valley, Kansas City, MO**

- ▶ Multi-facility industrial area containing several RCRA facilities, in the Blue River floodplain.
- ▶ Pilot succeeded in:
 - consolidating RCRA, GIS and other environmental data into a Redevelopment Opportunity Portfolio.
 - developing a site parceling approach at one of the RCRA facilities to enhance redevelopment.
 - facilitating a partnership with USACE to allow reuse of clean dredged materials as fill on RCRA facilities in industrial area.
- ▶ Intended future use: - new industrial facilities in former industrial areas.
- ▶ EPA contact: - Stephanie Doolan (913-551-7719)

*Blue Valley, Kansas City, MO
(AK Steel)*

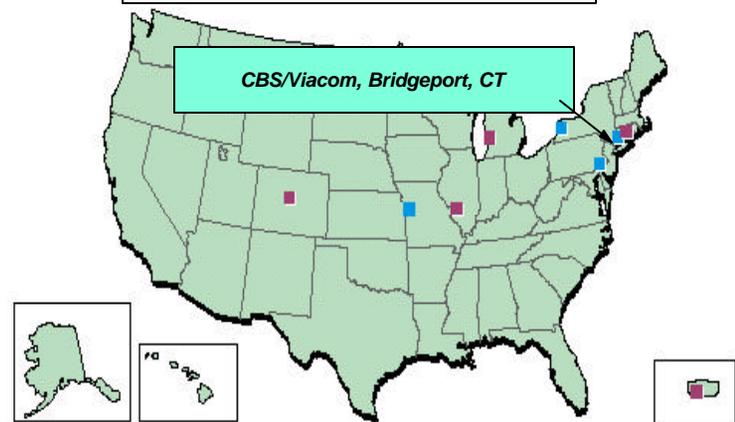


*Blue Valley, Kansas City, MO
(Beazer East)*



RCRA Pilot Projects

CBS/Viacom, Bridgeport, CT



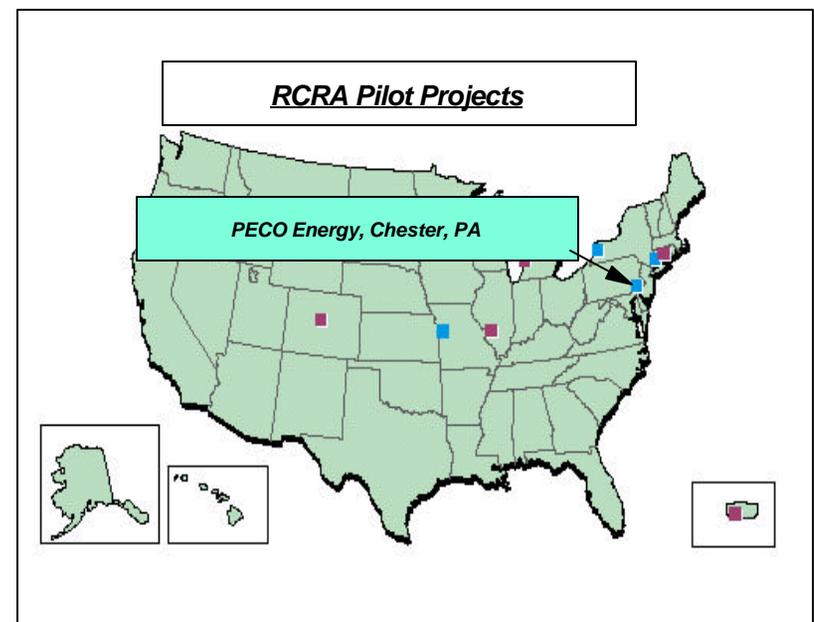


RCRA Brownfields Pilots

1st Round

■ *CBS/Viacom, Bridgeport, CT*

- ▶ An electrical manufacturing facility for over 100 years in an Environmental Justice Area.
- ▶ Pilot succeeded in:
 - RCRA Corrective Action requirements successfully integrated with Connecticut Property Transfer Act, and
 - streamlined cleanup process and redevelopment plans.
- ▶ Intended future use: - light manufacturing
- ▶ EPA Contact: Robert O'Meara 617-918-1360



PECO Energy, Chester, PA



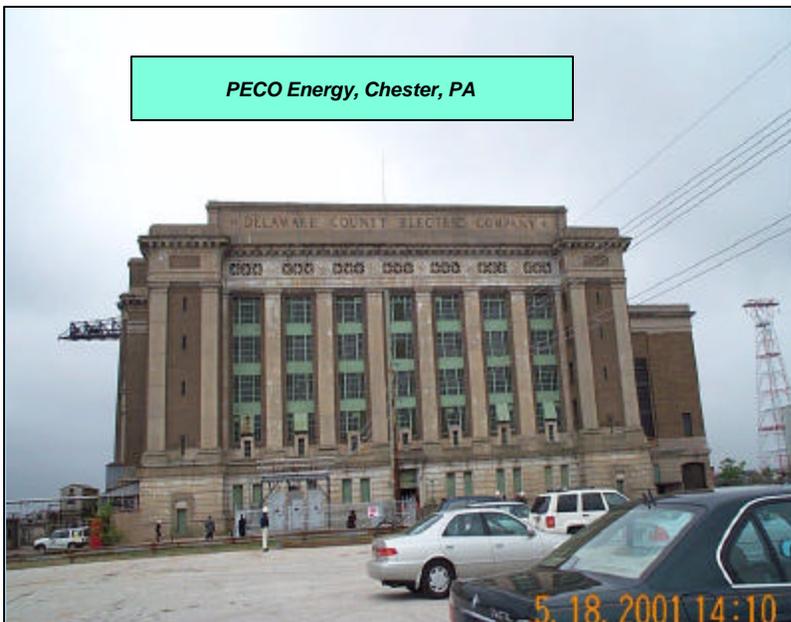
RCRA Brownfields Pilots

1st Round

■ *PECO Energy, Chester, PA*

- ▶ Former utility site located in an Environmental Justice community.
- ▶ Pilot succeeded in: - Successfully integrating RCRA Corrective Action requirements with Pennsylvania's Act II streamlined cleanup process .
- ▶ Intended future use:
 - former coal fired utility is currently being renovated into a high tech office building.
 - rest of site to redeveloped later.
- ▶ EPA Contact: - Renee Geblatt 215-814-3421

PECO Energy, Chester, PA



RCRA Pilot Projects

Muskegon Heights, MI



RCRA Brownfields Pilots

2nd Round

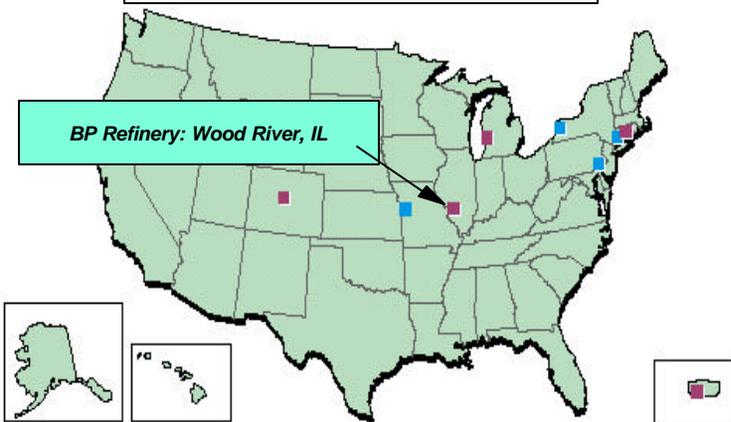
■ **Muskegon Heights, MI**

- ▶ Former wastewater treatment and hazardous waste treatment plant.
- ▶ Pilot will attempt to:
 - resolve purchaser liability concerns.
 - facilitate redevelopment as a residential and recreational area, and
 - resolve demolition issues.
- ▶ EPA Contact: Ann Wentz 312-886-8097



Muskegon Heights, MI

RCRA Pilot Projects



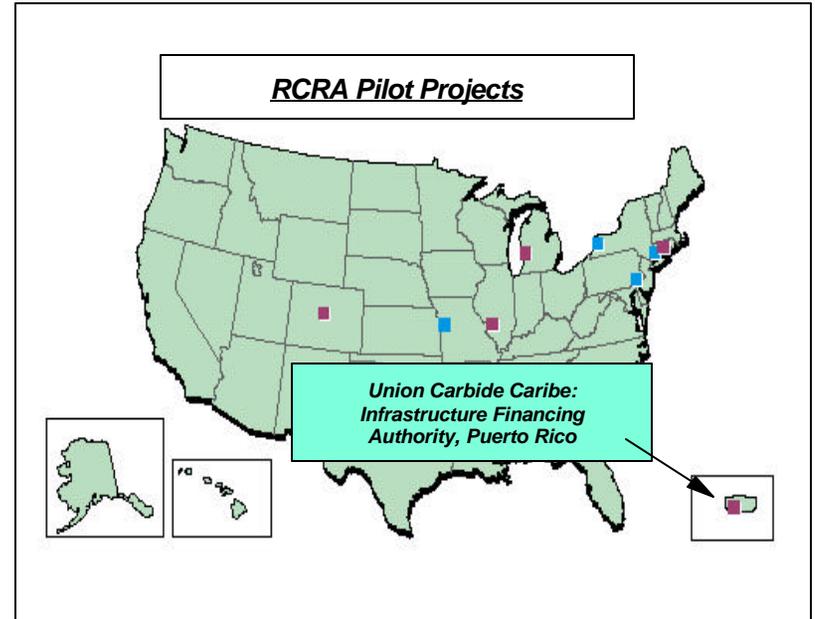
BP Refinery: Wood River, IL

RCRA Brownfields Pilots

2nd Round

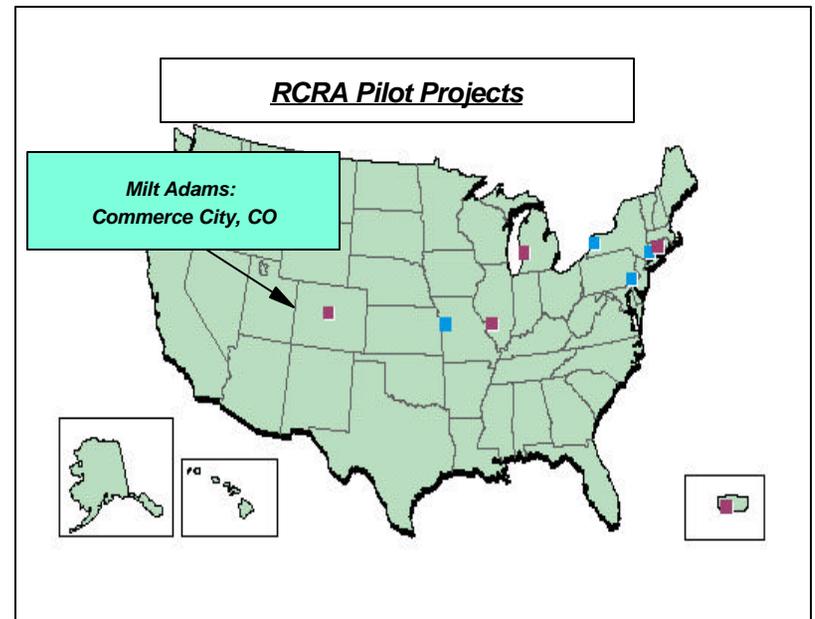
■ **BP Refinery: Wood River, IL**

- ▶ Former 600 acre refinery site in center of business and residential areas.
- ▶ Pilot will attempt to:
 - develop an overall cleanup strategy,
 - encourage commercial and industrial reuse *and* ecological restoration, and
 - involve community with cleanup goals and future-use planning.
- ▶ EPA Contact: Ann Wentz 312-886-8097



RCRA Brownfields Pilots 2nd Round

- ***Union Carbide Caribe: Infrastructure Financing Authority, Puerto Rico***
 - ▶ Former chemical processing facility in prime location for a deep draft container transshipment port Guayanilla Bay.
 - ▶ Pilot will attempt to:
 - finalize a site acquisition plan,
 - integrate port designs with RCRA permit,
 - carve out a parcel for quick redevelopment,
 - determine fate of each of the 36 SWMUs,
 - structure an Environmental Management System for the port consistent with ISO 14000, and
 - negotiate a prospective purchaser agreement.
 - ▶ EPA contact Michael Poetzsch 212-637-4147.



Milt Adams: Commerce City, CO



RCRA Brownfields Pilots 2nd Round

■ *Milt Adams: Commerce City, CO*

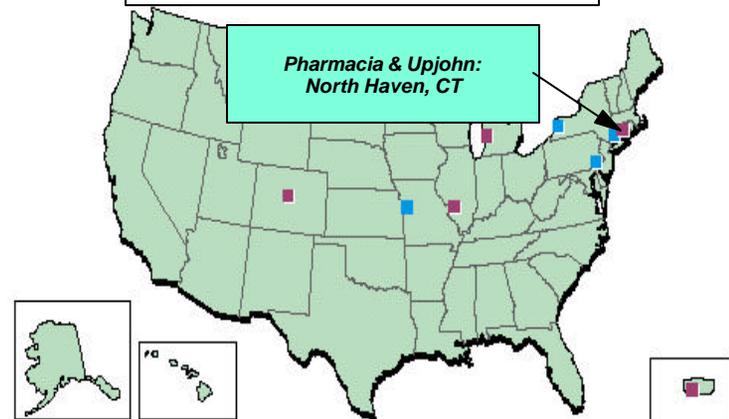
- ▶ Bankrupt former used oil recycler and TSD, one acre in size in an environmental justice area.
- ▶ Pilot will attempt to:
 - initiate Alternative Dispute Resolution to establish cleanup goals that fit with redevelopment and identify financial resources for cleanup,
 - package site with 3 acre adjacent property, and
 - scope out remedial requirements (incl. poss. long term institutional controls).
- ▶ EPA contact: - Carl Daly 303-312-6416

Milt Adams: Commerce City, CO



RCRA Pilot Projects

*Pharmacia & Upjohn:
North Haven, CT*



RCRA Brownfields Pilots

2nd Round

■ ***Pharmacia & Upjohn: North Haven, CT***

- ▶ Former 78 acre specialty chemical manufacturer abutting the Quinnipiac River.
- ▶ Pilot will attempt to:
 - enhance stakeholder input on reuse of the site early in the process through meetings and presentations,
 - provide a written summary of stakeholder suggestions for future reuse,
 - clearly define cleanup objectives for the CMS, and
 - expedite cleanup and restoration of the site.



***Pharmacia & Upjohn:
North Haven, CT***

RCRA Brownfields Pilots

Summary Thoughts and Conclusions

- Each pilot serves as a good example of expanded stakeholder involvement as cleanup decisions are being integrated with redevelopment plans.
- Six of the nine facilities are also in environmental justice areas.
- The first round of pilots have a greater emphasis on establishing, modifying or highlighting the regulatory mechanism in place.
- The second round of pilots have a greater emphasis on resolving liability concerns.
- These pilots demonstrate that frequent communication among diverse stakeholders, along with the RCRA Cleanup Reforms' emphasis on "results over process" can expedite cleanup and redevelopment at all RCRA facilities (not just Brownfield sites).